

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
JANUARY 6, 2004**

The regular session of the Auburn City Planning Commission was called to order on January 6, 2004 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, McCord, Smith, Chrm. Nesbitt

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Will Wong, Community Development Director; Reg Murray, Assistant Planner; Tom Fossum, Public Works Director; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

None.

ITEM IV: PUBLIC COMMENT

Chrm. Nesbitt stated that Comm. Manning will no longer be able to serve on the Planning Commission due to scheduling conflicts, and noted that he will be missed.

ITEM V: PUBLIC HEARING ITEMS

- A. Tentative Subdivision Map and Tree Permit – 660 Dairy Road (Marcelais Subdivision) – File SUB 03-3; TP 03-5.** The applicant requests approval of a tentative subdivision map to subdivide a 2.71 acre parcel into eight (8) single-family residential lots. The request also includes a Tree Permit for the removal of six (6) oak trees and encroachment into the protected area of at least four (4) oak trees.

Reg Murray gave the staff report. He reviewed the proposal and gave details on the location, fencing proposed, trees and improvements planned. He responded to Commissioners questions regarding trees, road width, and the portion of sidewalk fronting this property along Dairy Road that will be constructed with this project. There was discussion of the fact that the sidewalk stops at the adjacent parcel. The current position of City Council is to require sidewalks whenever possible, and the intention here is that eventually the sidewalks will link up along Dairy Road.

The public hearing was opened.

Jan Haldeman, project developer, gave additional information. He noted that his son owns the adjacent parcel discussed earlier, where the sidewalk will end with this project. He advised that in the near future that parcel will be split and at that time the sidewalk will front that parcel also.

The public hearing was closed.

The Commissioners all expressed approval of the proposal.

Comm. Hale **MOVED** to adopt the Mitigated Negative Declaration for the Marcelais Tentative Subdivision Map – 660 Dairy Road.

Comm. Smith **SECONDED**.

AYES:	Hale, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

Comm. Hale **MOVED:**

To approve the Marcelais Tentative Subdivision Map – 660 Dairy Road, subject to the conditions listed in Exhibit “A” of the staff report;

To adopt the following findings of fact for the Tree Permit:

1. Approval of the tree permit will not be detrimental to the public health, safety or welfare;

2. Approval of the tree permit is consistent with the provisions of this chapter; and
3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees or to provide replacement for trees removed;

To approve the Tree Permit for the Marcelais Tentative Subdivision Map subject to the conditions listed in Exhibit A of the staff report.

Comm. McCord **SECONDED**.

AYES: Hale, Smith, Chrm. Nesbitt
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

The chairman announced the 10-day appeal period.

B. Ordinance Amendment for Design Review and Historic Preservation. The City of Auburn proposes to revise the Zoning Ordinance by adopting a Design Review Ordinance and a Historic Preservation Ordinance, thereby replacing Article 8 (Design Control) of the current ordinance. *THIS ITEM WAS CONTINUED FROM THE PLANNING COMMISSION MEETING OF DECEMBER 16, 2003.*

Reg Murray reviewed the previous meetings where the Design Review and Historic Preservation ordinances were discussed. Based on the recommendations to date, staff has amended the draft documents to reflect the Commissioners comments from previous meetings and presented them to-night.

The Commissioners discussed fees at length, concerned that fees be appropriate and not excessive.

The public hearing was opened.

Donna Howell, member of the former Historic Task Force, provided additional information on historic buildings.

The public hearing was closed.

Comm. McCord **MOVED** that there be no fee for an appeal of the Community Development Director's decision.

Comm. Smith **SECONDED**.

The motion was approved 3-1 by voice vote (Hale).

Comm. Smith **MOVED** under Item 6.c., to establish a \$33 fee for voluntary residential review.

Comm. McCord **SECONDED**.

The motion was approved unanimously by voice vote.

Comm. Smith **MOVED** under Item 6.b.ii to establish a fee of \$33 for historic design review requests (other than new construction) which require Commission approval.

Comm. McCord **SECONDED**.

The motion was approved unanimously by voice vote.

The Commissioners continued review of the draft submitted by staff and made minor adjustments for staff to incorporate into the final submittal to City Council.

Comm. McCord **MOVED** to:

- A. Recommend that City Council find the Ordinance Amendment for Design Review and Historic Preservation Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15308 (Actions by Regulatory Agencies for Protection of the Environment).
- B. Recommend that City Council find that the Ordinance Amendments for Design Review and Historic Preservation are:
 - 1. Consistent with the General Plan; and
 - 2. Consistent with the public interest, health, safety, and welfare of the City.
- C. Recommend that City Council take the following actions:

1. Repeal the existing Design Control Ordinance and adopt a new Design Review Ordinance;
2. Adopt a Historic Preservation Ordinance and repeal Sec. 8-9.02 of the Auburn Municipal Code (Adoption of Uniform Code for Building Conservation);
3. Amend Sections 9-4.115, 9-4.517(d)(3), 9-4.517(d)(5), 9-4.1005, 9-4.1006, and 9-4.1009 of the Zoning Ordinance and repeal Pages 426 – 439 as noted below;
4. Adopt the Historic Preservation Architectural Design Guidelines as presented with Attachment 3;
5. Repeal Section 8-9.01 of the AMC and Resolution 77-158 and recommend guidelines to voluntarily designate historical buildings and sites (see Attachment 5); and
6. Establish design review and historic design review fees as presented.

Comm. Hale **SECONDED**.

AYES: Hale, Smith, Chrm. Nesbitt

NOES: None

ABSTAIN: None

ABSENT: None

The motion was approved.

ITEM VI:

**COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission meetings.

The next Planning Commission meeting will be January 20, 2004.

C. Reports

None.

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary